



**CITY OF HUNTINGTON BEACH**  
**Inter Office Communication**  
Planning Department

**TO:** Planning Commission

**FROM:** Scott Hess, Director of Planning

*SHY HF*

**DATE:** February 10, 2009

**SUBJECT: AGENDA ITEM B-2: CUP NO. 08-049/EPA NO. 09-001 (SHOREBREAK HOTEL AND ZIMZALA RESTAURANT)**

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Planning and Police Departments have re-evaluated Condition of Approval No. 3 regarding the use of the public open space terrace. As a result, to enhance the enjoyment of the public as well as the patrons of the Zimzala Restaurant and Bar of the public open space terrace area on the second level, staff is recommending that alcoholic beverages be allowed in this area.

Condition of Approval No. 3 currently reads:

All alcoholic beverages shall remain within the interior of the restaurant and bar, or within the confines of the restaurant balcony (approx. 1,956 sq. ft.) and bar balcony (1,367 sq. ft.) patio dining area. Service of alcoholic beverages for consumption off-site shall not be permitted. A sign to read "No alcohol beyond this point" shall be posted at the end of the bar balcony area. **(PD)**

Condition of Approval No. 3 is modified to read:

All alcoholic beverages shall remain within the interior of the restaurant and bar, or within the confines of the restaurant balcony (approx. 1,956 sq. ft.), bar balcony (1,367 sq. ft.), **and the public open terrace area (1,426 sq. ft.).** Service of alcoholic beverages for consumption off-site shall not be permitted. A sign to read "No alcohol beyond this point" shall be posted **at the top of the staircase.** **(PD)**

This revised condition of approval would permit the public to enjoy the public open space terrace with an alcoholic beverage purchased at the Zimzala bar. Staff continues to recommend that no restaurant or bar service be allowed in the open public space terrace area.

copy: Chuck Thomas, Police Department  
Herb Fauland, Planning Manager  
Tess Nguyen, Associate Planner  
Project File

**LATE COMMUNICATION #B-2 PC MTG 2-10-09**